

5714 DAILEY



**BUILDING AND STANDARDS BOARD AGENDA ITEM #5 FOR
WEDNESDAY, AUGUST 28, 2013**

**ENVIRONMENTAL SERVICES DEPARTMENT
CODE COMPLIANCE DIVISION**

MEMORANDUM
August 19, 2013

TO: The Honorable Chairman and Board Members

THROUGH: Elda Rodriguez-Hefner, Division Manager, Code Compliance Department

FROM: Tom Maguire, C.B.O., Deputy Building Official

SUBJECT: 5714 Dailey Ave., El Paso, Texas, 79934

The following is a brief chronology of the investigation of the referenced location:

- 1) First investigated on November 9, 2012. The single family dwelling was built on or about 1935 constructed of rubble stone and wood framing. The structure was found open, abandoned and in an advanced state of disrepair. The structure shows structural deficiencies and signs of deterioration due to lack of maintenance. Most of the doors and the windows are broken. The electrical, plumbing and mechanical systems are substandard and noncompliant. The rock wall in the rear is collapsing and the property is full of weeds, trash and debris.
- 2) A certified condemnation letter was mailed to Gregorio & Luisa Espinoza.
- 3) Certified notices of the public hearing scheduled for August 28, 2013, were mailed to the owners and all interested parties on August 08, 2013.
- 4) As of August 14, 2013, \$916.98 is owed in taxes

The owners have been notified of the property violations at this property, to date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

- 1) That the structure be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificate of occupancy be revoked; and
- 4) That the structure can be rehabilitated; and
- 5) That the structure be secured within thirty (30) days; and maintained secure thereafter; and
- 6) That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and
- 7) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

Code Compliance Division

December 19, 2012
NOTICE OF VIOLATION

Espinoza Gregorio & Luisa
11309 David Carrasco Dr
El Paso, TX 79936-3300

Re: 5714 Dailey Ave
Blk: 2 Hughes S/D Blk 2 Alameda Acres
Lot: Lot 6 (2873 SQ FT)
Zoned: R5
ENHS1200878
91 7199 9991 7030 7652 1478

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.50, Property Maintenance Code, which states:

18.50.108.1 General.

When a structure or equipment is found by the Director to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Title 2.38 of the Municipal Code.

The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

18.50.108.1.1 Unsafe Structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

18.50.108.1.2 Unsafe Equipment

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

18.50.108.1.3 Structure Unfit for Human Occupancy.

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at **5714 Dailey Ave** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]
- e. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards.
[Sec. 307.1.1]
- f. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- g. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]

- h. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- i. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- j. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- k. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]
- l. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- m. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- n. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- o. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- p. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- q. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- r. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- s. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- t. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- u. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- v. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- w. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]

- x. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- y. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]
- z. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the Environmental Services Department, Code Compliance Division.

As a result of the aforementioned violations, the following action may be taken:

- a. This case is being submitted to the City Prosecutor's Office for court proceedings. The court will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.
- b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Environmental Services Department, Code Compliance Division because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Code Compliance Division office, 7969 San Paulo Dr., El Paso, Texas, 79907, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 599-6290.

Rodolfo Huerta Jr
Building Inspector

NOTICE OF PUBLIC HEARING

To all interested parties:

The owners, mortgagee, lien holders and any others with a legal interest in the properties described below are hereby ordered to appear before the Building and Standards Commission, herein after referred to as the “Commission”, at the following time and place:

LOCATION: City Hall, City Council Chambers, 300 N. Campbell Street, 1st Floor, El Paso, Texas 79901

DATE: August 28, 2013

TIME: 5:30 p.m.

PROPERTY: 5714 DAILEY ROAD, EL PASO, TEXAS also described as Lot 6 in Block 2 of HUGHES SUBDIVISION of Block 2 of Alameda Acres, a Subdivision in the City of El Paso, El Paso County, Texas.

The Properties have been determined to be substandard based upon violations of the minimum standards of the 2009 Building Codes, adopted and incorporated in the El Paso City Code, Chapter 18, more specifically addressed below.

According to the real property records of El Paso County, and other relevant public records, VICTORIA I. CONDRAN, PETRA ROSALES, JOSE T. ESPINOZA, LUZ MARIA RODRIGUEZ, CONSUELO G. GINSTER, GREGORIO ESPINOZA, MARIA LUISA ESPINOZA, JUANA ROSA ESPINOZA, CARMEN JUAREZ AND ESPERANZA ESPINOZA; HEIRS OF GREGORIO ESPINOZA, DECEASED AND LUISA ESPINOZA, DECEASED (RECORD OWNER(S), 5714 DAILEY AVE., EL PASO, TX 79905 and GREGORIO & LUISA ESPINOZA (CERTIFIED OWNER), 11309 DAVID CARRASCO DR, EL PASO, TEXAS, 79936-3300 are the owners herein after referred to as the “Owners” of the Property. If you no longer own or have an interest in the Properties, you must execute an affidavit stating that you no longer own or have an interest in the Properties and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to Code Compliance Division of Environmental Services, 7969 San Paulo Drive, El Paso, Texas 79907, no later than the 20th day after the date you receive this notice. If you do not execute and deliver the affidavit, it will be presumed that you own or have an interest in the Properties, even if you do not.

On or about November 09, 2012 an inspection of the Properties was conducted by the Environmental Services Division and the following violations were identified:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, all accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]
- e. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. [Sec. 307.1.1]
- f. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- g. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- h. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- i. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- j. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]

- k. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]
- l. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- m. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- n. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- o. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec. 506.1, 506.2, 506.3]
- p. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- q. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- r. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec. 603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- s. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1, 604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- t. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- u. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- v. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- w. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]
- x. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]

- y. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

The Owners are entitled to show cause that the Property is safe, does not constitute a dangerous structure and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the Owners advocate for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods for repair are governed by Texas Local Government Code, Sections 214.001(h), (i), (j) and (k). Any document relied upon to demonstrate that the Properties are safe or that they can be repaired must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

If the Owners fail to comply with the order of the Commission the City may pursue one or more of the following actions:

- Perform any and all work necessary to bring the property into compliance with the Commission's order;

- Assess civil penalties, provided for in the Commission's order, in an amount not to exceed \$1,000 per day or \$10 per day if the Property has a homestead exemption, that will accrue interest of 10% per year until paid in full;

- Appoint a receiver as permitted by state law; and

- Any other remedies permitted by state law.

Commission orders may be appealed to the State District Court within 30 days of the Final order. The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. A copy of the ordinance adopting the most current version of Chapter 2.38 is enclosed. The bylaws may be obtained at the Code Compliance Division of Environmental Services, 7969 San Paulo Drive, El Paso, Texas 79907 or by calling (915) 599-6290.

This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

The City Clerk is ordered to provide notice of this hearing to the record owners and all other interested parties, required by law, who are listed following this notice, and file this notice in the real property records of El Paso County.

**FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE
THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED
ACTION AND FILING A LIEN AGAINST THE PROPERTY.**

The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the Property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

APPROVED AS TO FORM

APPROVED AS TO CONTENT

John R. Batoon
Assistant City Attorney

Tom Maguire, C.B.O.
Deputy Building Official

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice regarding the property located at 5714 Dailey Rd. was PUBLISHED in the official City newspaper on the ____day of_____, 2013.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 5714 Dailey Rd. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Gregorio & Luisa Espinoza
11309 David Carrasco
El Paso, Texas 79936-3300

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5714 Dailey Rd. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Victoria I. Condran
5714 Dailey Ave.
El Paso, Texas 79905

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5714 Dailey Rd. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Petra Rosales
5714 Dailey Ave.
El Paso, Texas 79905

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5714 Dailey Rd. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Jose T. Espinoza
5714 Dailey Ave.
El Paso, Texas 79905

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5714 Dailey Rd. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Luz Maria Espinoza Rodriguez
5714 Dailey Ave.
El Paso, Texas 79905

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5714 Dailey Rd. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Consuelo G. Ginster
5714 Dailey Ave.
El Paso, Texas 79905

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5714 Dailey Rd. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Gregorio Espinoza
5714 Dailey Ave.
El Paso, Texas 79905

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5714 Dailey Rd. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maria Luisa Espinoza
5714 Dailey Ave.
El Paso, Texas 79905

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5714 Dailey Rd. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Juana Rosa Espinoza
5714 Dailey Ave.
El Paso, Texas 79905

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5714 Dailey Rd. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Carmen Juarez
5714 Dailey Ave.
El Paso, Texas 79905

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5714 Dailey Rd. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Esperanza Espinoza
5714 Dailey Ave.
El Paso, Texas 79905

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5714 Dailey Rd. was HAND-DELIVERED to:

City of El Paso
C/O City Clerk
300 N. Campbell
El Paso, TX 79901

Date: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5714 Dailey Rd. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe
AKA Tigua Indian Community
119 S. Old Pueblo Road
El Paso, Texas 79907

Date: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5714 Dailey Rd. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso Central Appraisal District
5801 Trowbridge Ave.
El Paso, Texas 79925

Date: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5714 Dailey Rd. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Clerk, Probate Dept.
500 E. San Antonio Avenue, Suite 105
El Paso, Texas 79901

Date: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 5714 Dailey Rd. was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Delgado, Acosta, Spencer
Linebarger, Heard & Perez, LLP
Attn: Bonnie Cooper
221 N. Kansas Suite 1400
El Paso, TX 79901

Date: _____

Time: _____

Inspector: _____

I certify that a true and correct copy of the foregoing Notice was POSTED at 5714 Dailey Rd. El Paso, Texas.

Date: _____

Time: _____

Inspector: _____



UNSAFE STRUCTURES REPORT

ENVIRONMENTAL SERVICES

DATE OF EXAMINATION: November 9, 2012

REP. DISTRICT: 3

ADDRESS: 5714 Dailey, El Paso, Texas 79905-1807

ZONED: R5

LEGAL DESCRIPTION: Lot 6 in Block 2 of HUGHES SUBDIVISION of Block 2 of Alameda Acres, a Subdivision in the City of El Paso, El Paso County, Texas, known as 5714 Dailey Road

OWNER: Gregorio & Luisa Espinoza (certified owner)

ADDRESS: 11309 David Carrasco Drive El Paso, Texas 79936-3300

BUILDING USE: single family dwelling

TYPE OF CONSTRUCTION: V

FOOTINGS: Concrete

CONDITION: Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate actual condition.

FOUNDATION WALL: Rubble masonry stone foundation wall

CONDITION: Poor. The foundation wall is deteriorated and is structurally compromised

FLOOR STRUCTURE: Concrete slab on grade covered with carpet, linoleum and/or vinyl tile.

CONDITION: Fair to poor. Unable to determine condition due to placement of floor covering. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the floor structure up to minimum code compliance.

EXTERIOR WALLS: Rubble masonry stone wall on first floor; wood frame wall system on second story

HEIGHT: 8' to 10' +/-

THICKNESS: 8" to 10" +/-

CONDITION: Fair to bad. Due to lack of maintenance and exposure to the elements, some major repairs and/or replacement are required. There are several structural deficiencies that compromise the structural integrity of the exterior wood framed walls. A structural engineer should be hired to evaluate the actual condition and submit a report to this department on all corrective actions required to bring the exterior walls up to minimum code compliance

INTERIOR WALLS & CEILINGS: (walls) 2x4 wood framing w/ sheetrock finish, (ceiling) 2x4 wood framing w/sheetrock finish. Both have interior texture and paint finish

CONDITION: Poor. The walls and ceilings are in state of disrepair in many areas exposing the underlying structural members.

ROOF STRUCTURE: Wood frame with wood subdecking material

CONDITION: Poor. A registered roofing contractor must be hired to evaluate roof system

DOORS, WINDOWS, ETC.: Wood frame doors and windows

CONDITION: Poor. Doors and window glass are broken; the doors and windows will need to be replaced to meet minimum code compliance.

MEANS OF EGRESS: Does not meet means of egress.

CONDITION: Poor. Doors and windows must be replaced to meet means of egress building code compliance.

PLUMBING: Noncompliant.

CONDITION: Poor. A licensed plumbing contractor must be hired to evaluate the entire plumbing system and submit a report to this department on the corrective action required to bring the system up to minimum code compliance.

ELECTRICAL: Noncompliant.

CONDITION: Poor. A licensed electrical contractor must be hired to evaluate the entire electrical system and submit a report to this department on the corrective action required to bring the system up to minimum code and compliance.

MECHANICAL: Noncompliant.

CONDITION: Poor. A licensed mechanical contractor must be hired to evaluate the entire mechanical system and submit a report to the department system and submit a report to the department on the corrective action required to bring the system up to minimum code compliance.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

WARNING POSTED: Yes

BARRICADED: No

POLICE AID REQD.: No

REMARKS: The single family dwelling was built in on or about 1935. The structure was found open, abandoned and used as harborage by unwanted persons and in an advanced state of disrepair. The glass panes on several windows have been broken. The roof system has failed due to lack of maintenance and the ceiling system is in disrepair throughout the structure. The plumbing, electrical, and mechanical systems do not meet minimum code requirements. There are weeds, trash and debris throughout the property. The department recommends that the structures be secured within thirty (30) days and that the property be cleaned of all weeds, trash and debris within thirty (30) days and maintained secure and clean thereafter.

Rodolfo Huerta Jr
Chief Building Inspector

Appraisal & Collection Technologies - EL PASO

Action Edit Query Record Field Help Entitlements Accounts Statements Window

ORACLE

Account Status

Prev. Acc... Next Acc... Prev. Owner Next Owner Acct History Acct Summary **Notes** Documents Go To: _____

EVAR
ACT8006 v1.240 08/14/2013 09:28
ACTEP

STATUS DETAIL **Expand Fees** Summary

Account Information

Account No. H867-999-0020-0900 Roll Code REAL PROPERTY

Certified Owner ESPINOZA GREGORIO & LUISA

Parcel Address 5714 DAILEY AVE

Amount Due as of 08/14/2013 CAD No. 134746

Tax Units

Tax Unit Description _____

List of Tax Units 1 3 6 7 8

☐ AG INCLUDED ☐ Remove Fees ☐ Countywide ☐

Tax Unit, Yr, Rec. Type

Tax Unit _____

Year _____

Rec. Type _____

Multi Select

Amount Due/Paid Information

Year	Gross Value	H	O	V	D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2012	\$24,691					\$644.12	\$0.00	\$0.00	\$644.12	\$272.86	\$0.00	\$916.98
2011	\$24,691	Y			Y	Excodes \$57.82	\$57.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$24,691	Y			Y	Excodes \$48.58	\$48.58	\$0.00	\$0.00	\$7.29	\$0.00	\$0.00
2009	\$24,691	Y			Y	Excodes \$42.54	\$42.54	\$0.00	\$0.00	\$15.73	\$0.00	\$0.00
2008	\$16,933	Y			Y	Excodes \$38.14	\$38.14	\$0.00	\$0.00	\$14.05	\$0.00	\$0.00
2007	\$16,933	Y			Y	Excodes \$36.93	\$36.93	\$0.00	\$0.00	\$13.64	\$0.00	\$0.00
2006	\$15,969	Y			Y	Excodes \$36.92	\$36.92	\$0.00	\$0.00	\$4.06	\$0.00	\$0.00
2005	\$15,969	Y			Y	Excodes \$44.56	\$44.56	\$0.00	\$0.00	\$5.44	Refund \$0.00	\$0.00
2004	\$15,969	Y			Y	\$44.79	\$44.79	\$0.00	\$0.00	\$17.53	\$0.00	\$0.00
Totals						\$1,299.70	\$655.58	\$0.00	\$644.12	\$354.65	\$0.00	\$916.98

Last Payment Date _____

Last Payer _____

Alert